



This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes, applicable Acts, regulations, and decisions and orders of any person or body having jurisdiction over the Lands.

Covered Area in Single Detached Housing

No.: **BUILDING-52**
Date: **2022-08-17**

This bulletin is to inform Owners, Designers and Builders on how the City of Richmond determines what is counted towards the Covered Areas Exemption.

Summary

- The following are considered as Covered Areas:
 - Any exterior projection, regardless of size, supported with columns;
 - Cantilevered roof/building overhangs projecting more than 1.2m past the exterior wall;
 - Areas below balconies projecting more than 1.2m past the exterior wall.
- All Covered Areas at the ground level will count towards site coverage.

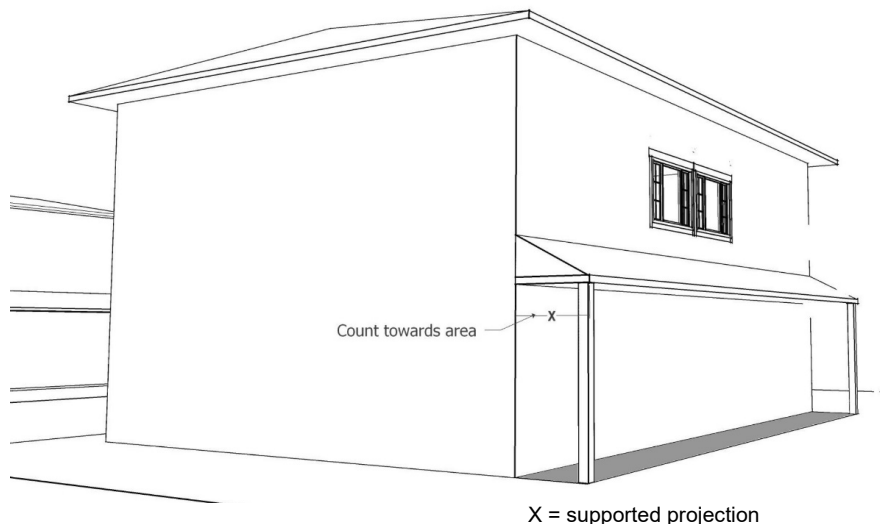
Background

The Richmond Zoning Bylaw exempts up to 10% of total floor area to be used exclusively for covered areas of the principal building. These Covered Areas must always be open on two or more sides and are never enclosed. This bulletin is to clarify what is considered as Covered Area and will be included in the calculation for covered area exemption.

General Information

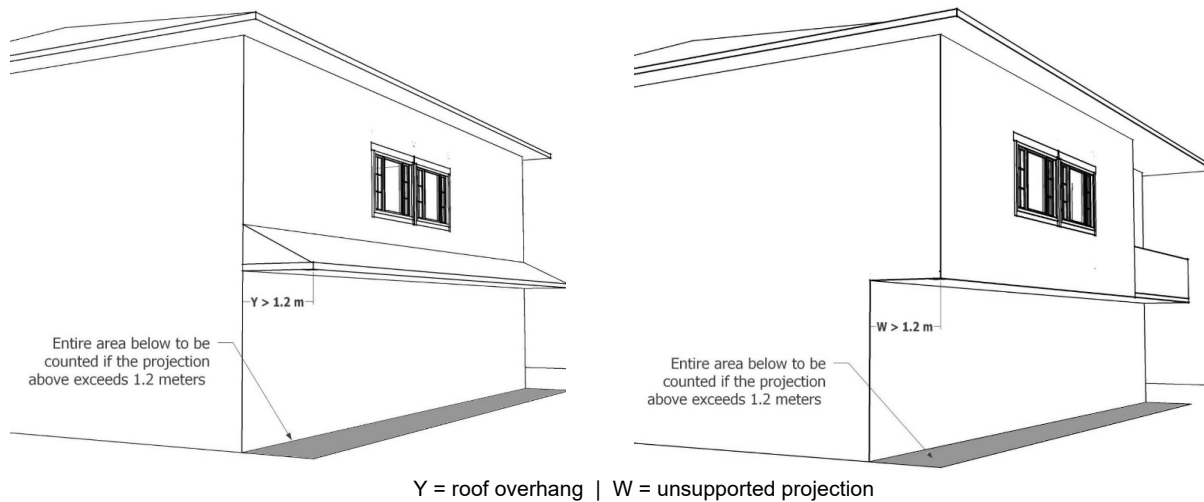
All Covered Areas on the main floor will be counted towards the overall site coverage. The following projections are considered as Covered Areas.

Exterior Projection Supported with Columns: Areas below exterior projections, regardless of size, supported by columns are considered as Covered Areas.

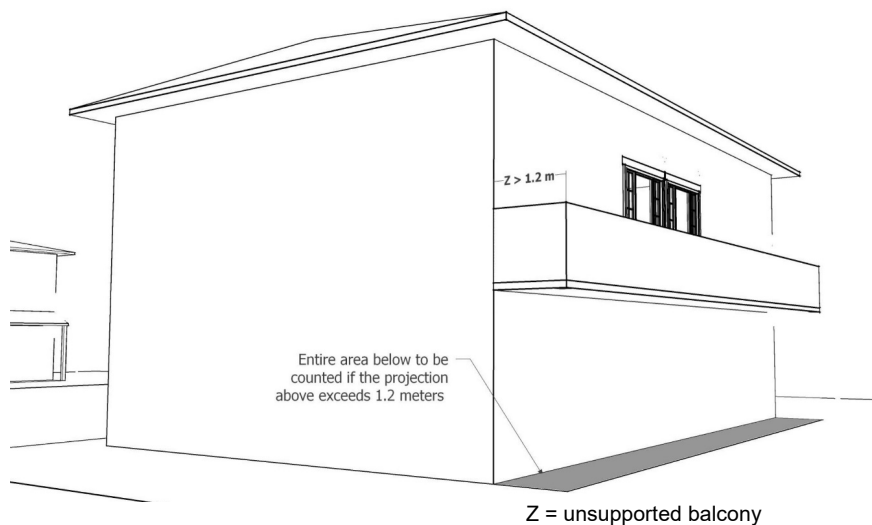


See over →

Exterior Projections not Supported by Columns: Areas below a roof or building overhang that project more than 1.2m past the exterior wall are considered Covered Areas. Note that the entire area is considered Covered Area and not just the portion in excess of 1.2m.



Balconies: Areas below the balconies projecting past the exterior wall more than 1.2m considered Covered Area. Please note that the entire area will count towards Covered Area not just the portion in excess of 1.2m.



References

- City of Richmond, [Bulletin Info-33 RS1 and RS2: Maximum Continuous Wall Length](#)
- City of Richmond, [Zoning Bylaw, Section 4.3.1\(a\)](#)

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.